

A bridging loan offers an easy way to purchase or build a new home before you sell your existing one. Rather than needing to make two sets of loan repayments whilst you are selling your existing home, no repayments are required on the new loan for the bridging period. The length of your bridging period depends on whether you are buying or building your new home. On expiry of the bridging period the loan automatically converts to a term loan.

Loan Type	Full Doc	Lo Doc
<b>Interest Type</b>	Variable or fixed rates available	
<b>Rates – click on link</b>	<a href="#">Interest Rates</a> <a href="#">Comparison Rates</a>	
<b>Loan Options</b>	Regulated and unregulated.	
<b>Loan Term</b>	Buying and established home – 6 months Building a new home – 12 months On expiry of the bridging period loan automatically converts into a Term Loan.	
<b>Loan Purpose</b>	Available for the purchase or construction of a home or investment property.	
<b>Borrowers</b>	Owner Occupiers or Investors. Available to individuals, Companies or Trusts	
<b>Minimum Loan Amt</b>	\$10,000	\$10,000
<b>Maximum Loan Amt</b>	\$2,000,000	\$2,000,000
<b>Maximum LVRs</b>	85%	80%
<b>Mortgage Insurance</b>	Required over 80% LVR. Premium may be capitalised above the maximum LVR.	Required over 60% LVR. Premium may be capitalised above the maximum LVR.
<b>Repayment Options</b>	Repayments continue to be made on the existing loan. Interest is charged to the bridging loan as per normal however you do not need to make any repayments on the bridging loan for 6 months (12 months for construction), or until you sell your existing property, whichever occurs first.	
<b>Payment Frequency</b>	N/A during bridging period	
<b>Payment Method</b>	N/A during bridging period	
<b>Additional Repayments</b>	N/A during bridging period	
<b>Redraw</b>	N/A during bridging period	
<b>Redraw Fee</b>	N/A during bridging period	
<b>Access Options</b>	N/A during bridging period	
<b>Ongoing Fees</b>	Nil	
<b>Processing Fee</b>	\$275 + \$180 Contract Fee	
<b>Valuation Fee</b>	\$570 (Covers valuations of existing and new property)	

**Legal Fees**

\$385 + Disbursements